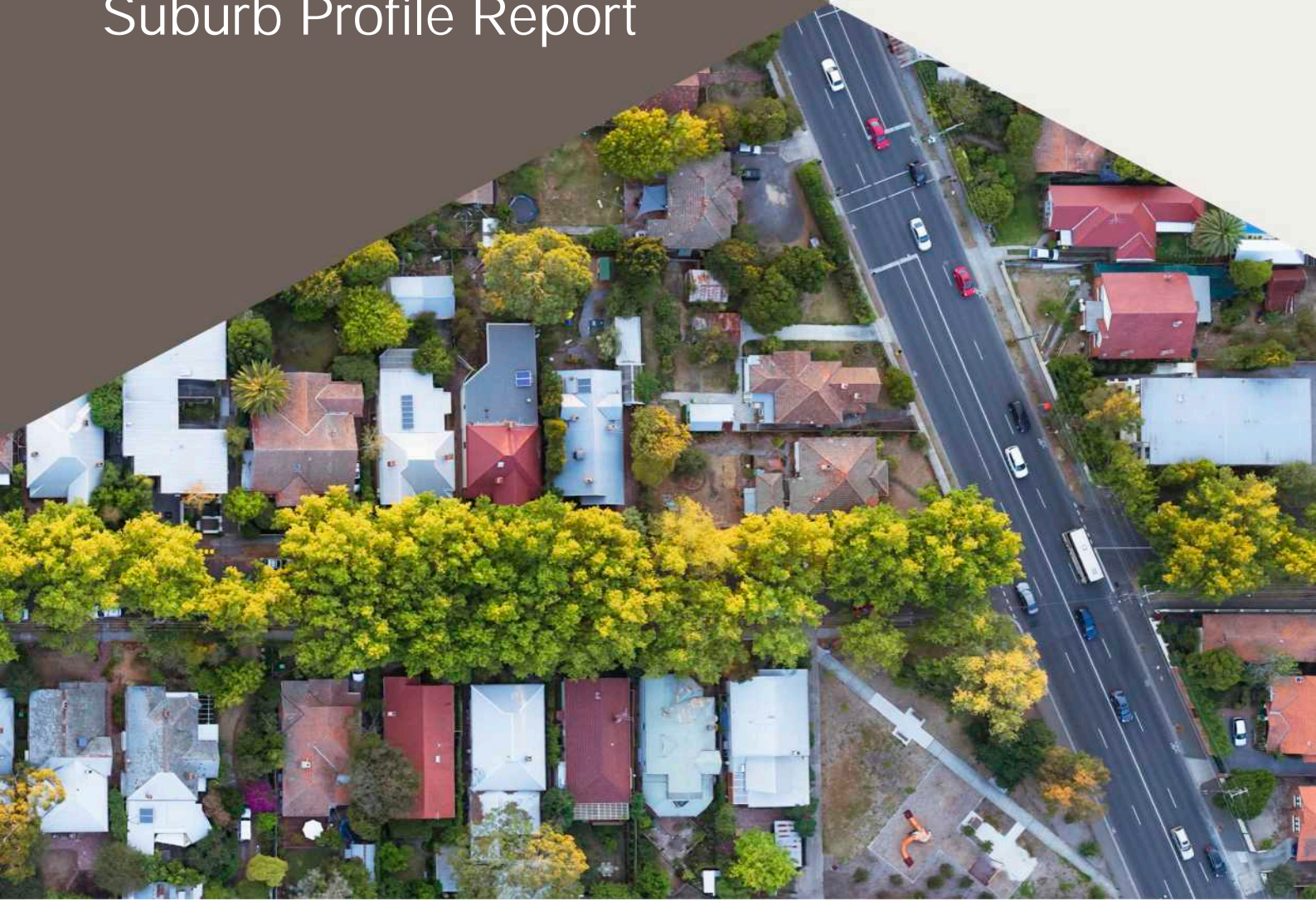


Suburb Profile Report



Clyde North VIC 3978

Prepared on: 11 January 2019

CLYDE NORTH


46km

Distance from GPO


8.2k

Population

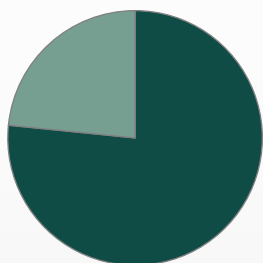
↓0.6%

5 year population change


3 years

Average length of ownership

23%



77%

 Owner Occupiers
 Renters


The size of Clyde North is approximately 29.2 square kilometres. It has 2 parks covering nearly 0.1% of total area. The population of Clyde North in 2011 was 8,210 people. By 2016 the population was 8,164 showing a population decline of 0.6% in the area during that time. The predominant age group in Clyde North is 30-39 years. Households in Clyde North are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Clyde North work in a professional occupation. In 2011, 77% of the homes in Clyde North were owner-occupied compared with 73.3% in 2016. Currently the median sales price of houses in the area is \$575,000.



Total dwellings



Total new listings*



Median Value

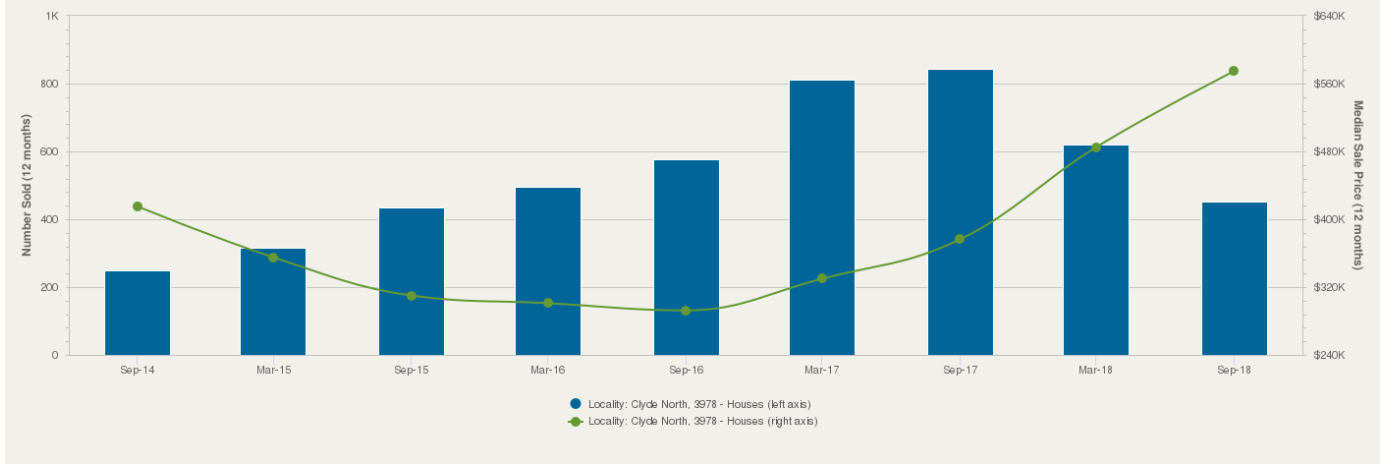
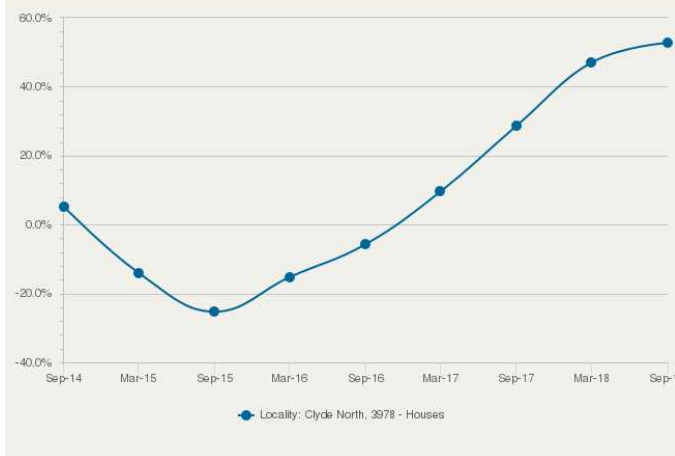


Total number currently listed


7,307
719
\$574,647
558

218
46
\$452,286
24

*Total number of unique properties listed for sale over the past 12 months.


HOUSES: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$640,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$575,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$













Lower Quartile Price*

\$456,000

















The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period


















HOUSES: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
RECENTLY SOLD
 **2**
 **2**
BEDROOMS
 **1**

	16 Mireland Street Clyde North VIC 3978 Listed on 28 Dec 2018 Not Disclosed	 1  2  336m ²		15 Bentley Lane Clyde North VIC 3978 Sold on 17 Sep 2018 \$432,000*	 1  2  2,923m ²
	LOT 1041 Tarnbeck Circuit Clyde North VIC 3978 Listed on 28 Dec 2018 Not Disclosed	 1  1  242m ²			

 **118**
 **3**
BEDROOMS
 **55**

	LOT 78 Evica Road Clyde North VIC 3978 Listed on 07 Jan 2019 \$569,600	 2  2  337m ²		49 Elmtree Crescent Clyde North VIC 3978 Sold on 20 Dec 2018 \$518,000*	 2  2  350m ²
	13 Fleuve Rise Clyde North VIC 3978 Listed on 07 Jan 2019 \$450,000 - \$480,000	 2  2  182m ²		14 Manoora Avenue Clyde North VIC 3978 Sold on 11 Dec 2018 \$480,000*	 1  2  336m ²

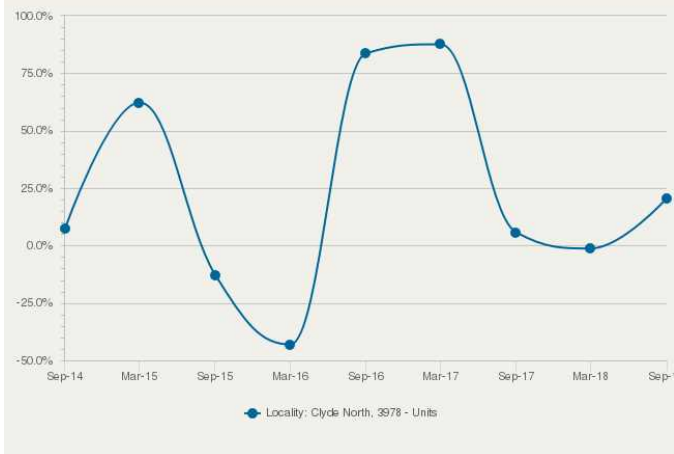
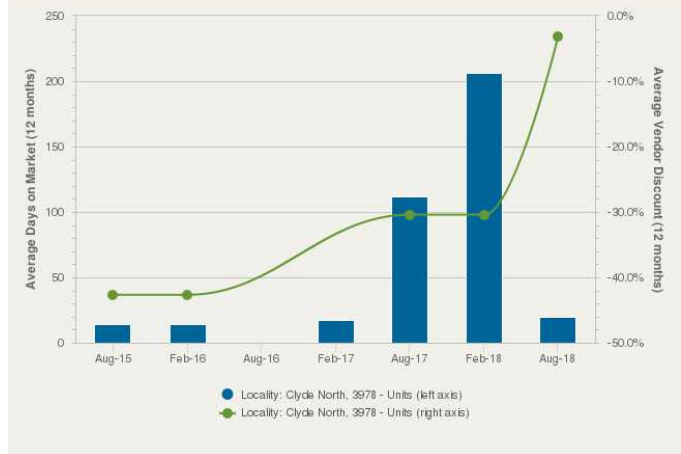
 **393**
 **4**
BEDROOMS
 **115**

	69 Moxham Drive Clyde North VIC 3978 Listed on 08 Jan 2019 \$770,000-\$847,000	 2  2  440m ²		12 Cochin Drive Clyde North VIC 3978 Sold on 21 Dec 2018 \$615,000*	 2  2  504m ²
	24 Welsh Crescent Clyde North VIC 3978 Listed on 08 Jan 2019 \$690,000 - \$750,000	 2  2  566m ²		16 Naas Road Clyde North VIC 3978 Sold on 12 Dec 2018 Not Disclosed	 2  2  400m ²

 = number of houses currently On the Market or Sold within the last 6 months

*Agent advised


UNITS: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$539,900

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$469,900

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$467,450

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*


UNITS: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
 **0**
 **1**
BEDROOMS
RECENTLY SOLD
 **0**

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

 **2**
 **2**
BEDROOMS
 **2**

5 Harmony Chase Clyde North VIC 3978

 Listed on 28 Dec 2018
[Join our wait list](#)

6 Bentley Lane Clyde North VIC 3978

 Sold on 05 Nov 2018
\$415,000

142/10 Skylark Boulevard Clyde North VIC 3978

 Listed on 28 Dec 2018
Offers Above \$470,000

3 Comtois Lane Clyde North VIC 3978

 Sold on 30 Oct 2018
\$425,000

 **11**
 **3**
BEDROOMS
 **3**

18 Freiberger Grove Clyde North VIC 3978

 Listed on 07 Jan 2019
\$499,950

9 Portrait Place Clyde North VIC 3978

 Sold on 21 Aug 2018
\$535,000

Afton Lane Clyde North VIC 3978

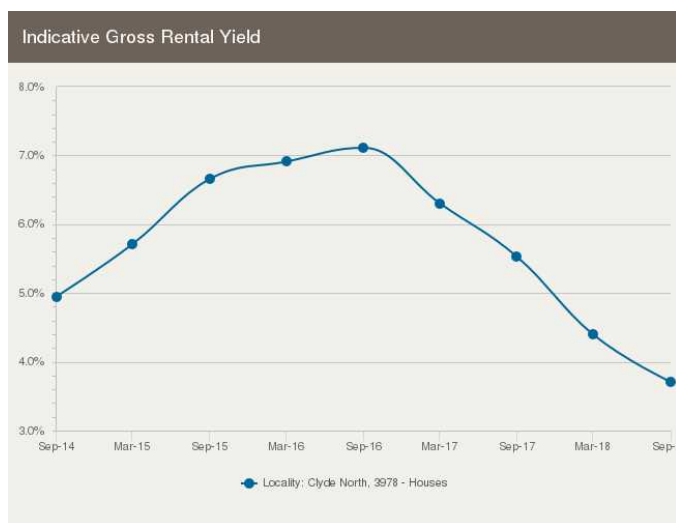
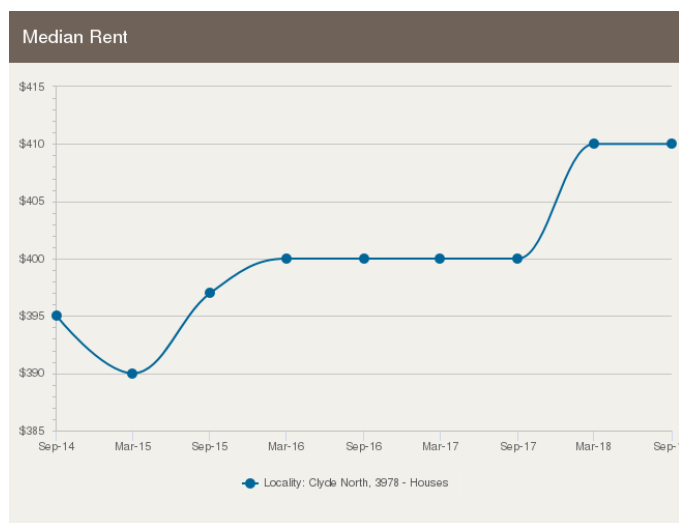
 Listed on 04 Jan 2019
From \$510,327

4 Nunkeri Court Clyde North VIC 3978

 Sold on 29 Jul 2018
\$485,000


= number of units currently On the Market or Sold within the last 6 months

HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT
 0
 2 BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

33
 3 BEDROOMS

<p>17 Cubbie Way Clyde North VIC 3978 Listed on 08 Jan 2019 \$345/W</p> <ul style="list-style-type: none"> 1 2 286m² 	<p>3 Great Banjo Street Clyde North VIC 3978 Listed on 08 Jan 2019 \$360/W</p> <ul style="list-style-type: none"> 2 2 262m²
--	---

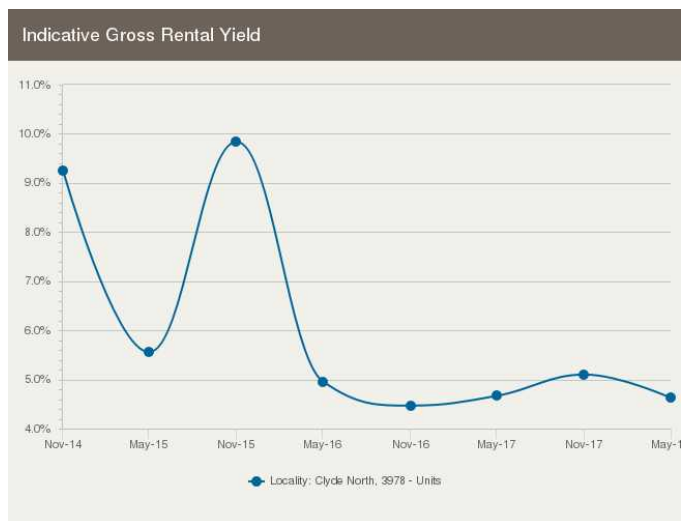
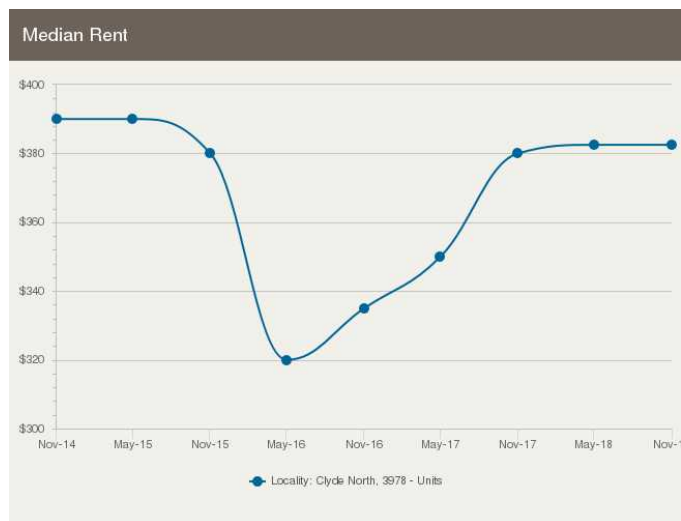
94
 4 BEDROOMS

<p>19 Arubi Avenue Clyde North VIC 3978 Listed on 08 Jan 2019 \$420/W</p> <ul style="list-style-type: none"> 2 2 410m² 	<p>56 Brocker Street Clyde North VIC 3978 Listed on 08 Jan 2019 \$390/W</p> <ul style="list-style-type: none"> 2 2 444m²
--	--

= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

4

2
BEDROOMS

24 Nunkeri Court Clyde North VIC 3978
Listed on 03 Jan 2019
\$370/W

- 1
- 1
- 267m²

26A Selandra Boulevard Clyde North VIC 3978
Listed on 03 Jan 2019
\$340/W

- 1
- 2
- 177m²

7

3
BEDROOMS

1 Nunkeri Court Clyde North VIC 3978
Listed on 07 Jan 2019
\$380/W

- 2
- 2
- 274m²

21 Marwedel Avenue Clyde North VIC 3978
Listed on 05 Jan 2019
\$370/W

- 1
- 2
- 1,104m²



= number of units observed as On the Market for Rent within the last month

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